

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

FEBRUARY 2012



Building a Better Community with You

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PLANNER ON CALL FREQUENTLY ASKED QUESTIONS

The Planner on Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or POC@cstx.gov.

Q: There is a large lot in the College Hills subdivision that I am interested in purchasing. There is a house on it now but it's large enough to build a second home. What do I need to do?

A: There are certain areas within the City of College Station that are served by aging infrastructure and facilities that are not designed to accommodate increases in density or additional development. Ordinance 2544 was adopted by City Council January 2002 to amend the Subdivision Regulations, in order to protect these older neighborhoods.

Given the subdivision in which the subject lot is located in, it is likely this subdivision was originally platted prior to 1970. Subdividing in older neighborhoods has different applicable subdivision regulations than a newly-developed neighborhood. Lots that were held in common ownership and were being used as one lot on July 15, 1970, when the City of College Station adopted its first subdivision regulations, were considered a building plot.

Subdivisions that were originally platted prior to July 15, 1970, and are zoned or developed for single-family detached residential use as of January 1, 2002, must meet minimum criteria when replatted. If a replat creates an additional lot, each lot must contain at least 8,500 square feet of space for each dwelling unit and the lot width must meet or exceed the average lot width of all the lots on the block, including the subject lot.

For additional information regarding platting or replatting in older subdivisions, please contact the Planner on Call.



CITY OF COLLEGE STATION
Home of Texas A&M University®

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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 38 %	↑ 17 %

New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 11 %	↑ 33 %

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 38 %	↑ 18 %

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, February 2011, and increased when compared with two years ago, February 2010.

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, February 2011, and increased when compared with two years ago, February 2010.

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, February 2011, and experienced an increase when compared with two years ago, February 2010.

POPULATION: THE FEBRUARY POPULATION ESTIMATE IS 96,641

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	243	226	163	111	2	7	7	759
FEBRUARY	308	267	206	148	6	9	11	955
TOTAL	243	226	163	111	2	7	7	759

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	180	10	33	10	10	355	110	82	316	1106
FEBRUARY	418	15	9	16	13	209	117	235	2399	3431
TOTAL	598	25	42	26	23	564	227	317	2715	4537

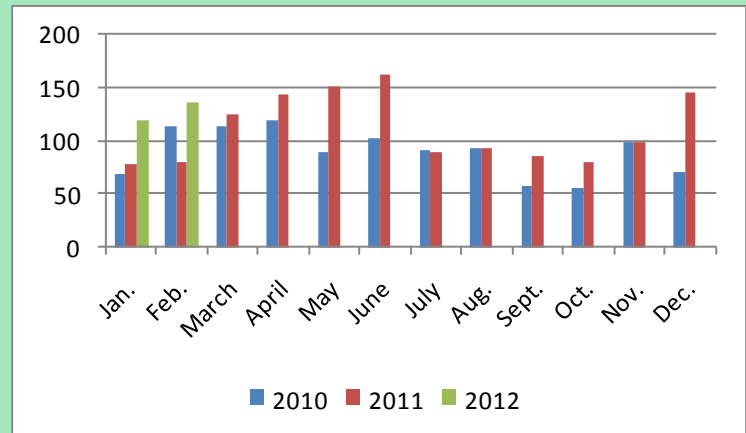
REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
12-500010	410 Texas Ave.	11.07	R-2, R-4, C-1, C-2 to PDD	1-Mar-12	App w/ Cond.	8-Mar-12	Approved

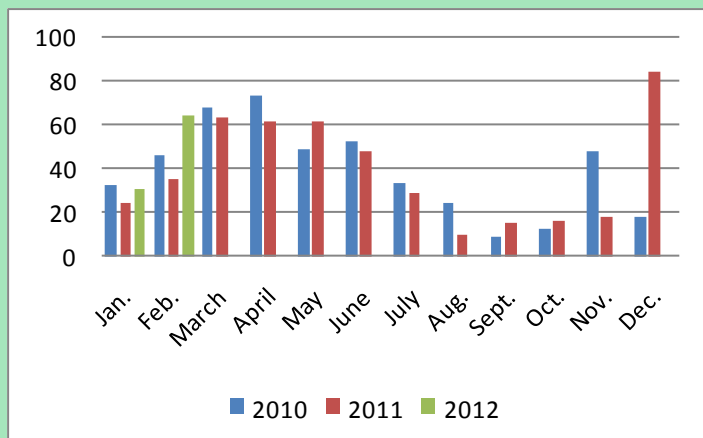
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	95	95	\$13,683,985
Duplex	7	14	\$1,419,664
Tri-Plex/Four-plex	0	0	\$0
Apartment	0	0	\$0
New Commercial	9	N/A	\$4,160,062
Commercial Remodel	13	N/A	\$6,157,902

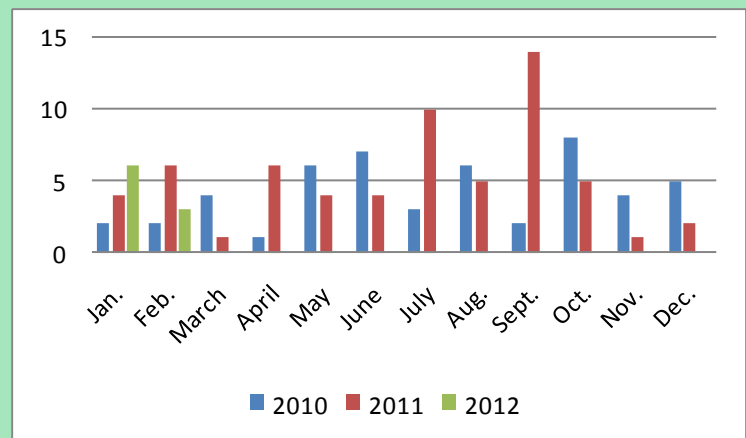
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





BUILDING PERMIT TOTALS:

Month of February 2012						Month of February 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	64	64	149,501	118,526	\$9,070,953	35	35	\$5,122,186
Duplex	6	12	23,518	21,644	\$1,175,068	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	0	\$0
Residential Addition	2	N/A	1,012	930	\$78,180	7	N/A	\$240,704
Residential Remodel	13	N/A	6,588	6,183	\$563,971	6	N/A	\$302,654
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$15,000	0	N/A	\$0
Residential Demolition	4	N/A	N/A	N/A	\$8,500	2	N/A	\$2,600
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	3	N/A	N/A	N/A	\$105,000	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	3	N/A	10,395	9,815	\$1,831,000	6	N/A	\$3,570,927
Commercial Remodel	7	N/A	N/A	N/A	\$5,705,000	5	N/A	\$456,000
Commercial Addition/Retaining Wall	1	N/A	N/A	N/A	\$45,000	2	N/A	\$75,000
Commercial Demolition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	3	N/A	N/A	N/A	\$122,569	3	N/A	\$115,000
Sign	13	N/A	N/A	N/A	N/A	9	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	7	N/A	N/A	N/A	\$225,590	1	N/A	\$750
Roofing	9	N/A	N/A	N/A	\$25,200	4	N/A	\$22,990
TOTALS	136	76	191,014	157,098	\$18,971,031	80	35	\$9,908,811

January 1, 2012 -February 29, 2012						January 1, 2011-February 28, 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	95	95	222,338	176,042	\$13,683,985	59	59	\$9,343,138
Duplex	7	14	27,647	25,350	\$1,419,664	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	4	60	\$2,000,000
Residential Addition	6	N/A	4,958	1,285	\$246,825	9	N/A	\$324,204
Residential Remodel	27	N/A	6,588	6,183	\$901,579	18	N/A	\$493,849
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$15,000	0	N/A	\$0
Residential Demolition	13	N/A	N/A	N/A	\$27,000	11	N/A	\$37,070
Residential Slab Only-SF	12	N/A	N/A	N/A	\$51,323	0	N/A	\$0
Residential Slab Only-DPLX	19	N/A	N/A	N/A	\$348,013	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	3	N/A	N/A	N/A	\$105,000	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	9	N/A	23,772	22,315	\$4,160,062	10	N/A	\$5,180,927
Commercial Remodel	13	N/A	N/A	N/A	\$6,157,902	9	N/A	\$695,000
Commercial Addition/Retaining Wall	2	N/A	N/A	N/A	\$90,059	5	N/A	\$2,897,692
Commercial Demolition	0	N/A	N/A	N/A	\$0	2	N/A	\$24,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	6	N/A	N/A	N/A	\$309,569	3	N/A	\$115,000
Sign	23	N/A	N/A	N/A	N/A	15	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	7	N/A	N/A	N/A	\$225,590	2	N/A	\$93,370
Roofing	12	N/A	N/A	N/A	\$55,488	11	N/A	\$144,590
TOTALS	255	109	285,303	231,175	\$27,797,059	158	119	\$21,348,840



CENTRAL COLLEGE STATION AND EASTGATE NEIGHBORHOOD PLAN

Planning and Development Services Staff are continuing their work on the implementation of the Central College Station and Eastgate Neighborhood Plans. Each plan has a seven-year implementation schedule that began with the adoption of the plan. Some of the accomplishments that have occurred in the last few months for the two neighborhood plans are highlighted below:

CENTRAL COLLEGE STATION NEIGHBORHOOD PLAN:

- City Staff began pursuing the purchase of properties with floodplain located on them for greenway preservation. Two properties were identified in the plan for potential purchase through the Greenways acquisition program and initial contact has been made.
- A neighborhood watch program for Southwood Forest was initiated.
- City staff met with Texas A&M student groups (Aggie Up and Off-Campus Aggies) in an effort to reinstate the student mediation program and give the Aggie-Up program a facelift. These programs allow students to work with other students about appropriate behavior and property maintenance for off-campus living.

EASTGATE NEIGHBORHOOD PLAN:

- City Staff has met with the College Hills Neighborhood Association to discuss their pursuit of a single-family overlay for their area.
- The design of the University Drive East sidewalks from Texas Avenue down to Lions Park by the new fire station was included in the Community Development Block Grant (CDBG) package of projects to be completed over the next year.

These are just a few examples of how the Central College Station and Eastgate Neighborhood Plans are being implemented in an effort to improve neighborhood quality of life for College Station's residents. To find out more about the plans, their implementation, or to track the plan's progress, visit our website at www.cstx.gov/ndcplanning. If you have specific questions regarding the implementation of either of these Neighborhood Plans please contact Jason Schubert, Principal Planner at jschubert@cstx.gov or Matt Robinson, Senior Planner at mrobinson@cstx.gov or by calling 979.764.3570.